

# **Board of County Commissioners**

## **Division of Planning & Development**

### **Development Review**

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## **Development Review Committee Meeting** **December 5, 2005**

### **Members Present-**

Roberta Rogers-Chairperson/Director, Aimee Webb-Development Coordinator, Skip Lukert-Building Official, Dale Parrett-Public Works, Barry Ginn-Barrineau Ginn & Associates, Keith Hunter-Environmental Health, Becky Howard-Deputy Clerk, Marie Keenum-911 Coordinator, Dan Hickey-Fire Services, Mike Springstead-Springstead Engineering, Terry Neal-Attorney, and Alysia Akins-Secretary.

The meeting convened at 2:05pm.

### **Approval of Minutes-**

Mrs. Webb made a motion to approve the minutes from November 28, 2005. Mrs. Keenum seconded the motion and the motion carried.

Mrs. Webb made a motion to hear New Business first. Mr. Lukert seconded the motion and the motion carried.

### **NEW BUSINESS:**

#### **VOS: Emmalee Villas – Final Plat Review**

Bill Bowsky, Farner Barley and Associates, Inc., was present and requesting final plat approval to develop a 109-unit subdivision. All comments have been received and will be addressed. Attorney Neal referred to a lien shown on the title opinion.

Mrs. Webb moved to approve the final plat, subject to all comments being addressed. Mr. Springstead seconded the motion and the motion carried.

#### **VOS: Janeann Villas (partial replat) – Final Plat Review**

Bill Bowsky, Farner Barley and Associates, Inc., was present and requesting final plat approval to replat 7 lots. Mrs. Webb read the letter of explanation for the replat. All comments have been received and will be addressed. Engineering comments were discussed regarding a special easement on lot 28 in the rear yard not being shown on the plat. Mr. Springstead recommended all side and rear easements be noted on the face of the plat. Mr. Bowsky explained all easements were shown on the legend and addressed in the restrictions. Staff will review Florida Statutes Chapter 177 regarding the requirements for easements. Attorney Neal advised she had not reviewed the plat, but would forward any comments she may have.

Mrs. Webb moved to approve the final plat, subject to all comments being addressed, any comments from the attorney, and pending further research regarding the easement requirements. Mrs. Keenum seconded the motion and the motion carried.

**OLD BUSINESS:**

**Natural Resources of Central Florida, Inc. – Operating Permit**

Cary Cohrs-Natural Resources, Jim Golden-HSA Golden Engineering, and Anna Long-Attorney, were present and requesting an operating permit to construct a cement plant. Conditional Use Permit approvals have been received. Noise levels should be equivalent to road traffic. Most operations will occur inside the buildings. Hearing protection will be worn by employees. Setbacks from C-470 and surrounding properties were discussed. The required applications have been filed with the Florida Department of Environmental Protection and are in the final stages of review. A street sweeper will be used to minimize dust. Materials will be relocated within enclosed areas. Operational hours will be 24 hours per day, 7 days per week. Material production will come from Natural Resources limerock mine. There will be minimal truck hauling due to materials being moved on a conveyor belt on-site. Daytime noise vs. nighttime noise was discussed. Back-up alarms will be used in the daytime, although a flashing alarm will be used at night.

Mrs. Webb moved to recommend approval to the BOCC of the operating permit. Mr. Lukert seconded the motion and the motion carried.

**Bedrock Resources/Natural Resources of Central Florida/Dixie Lime and Stone – Road Improvements to C-470**

Darryl Lanker - Bedrock Resources, Cary Cohrs - Natural Resources of Central Florida, and Jim Golden-HSA Golden Engineering, were all present to discuss the necessary road improvements to C-470. Mr. Ginn spoke with Tindale-Oliver regarding the traffic study that was completed. Natural Resources had issues with the requested storage cue length being excessive. The cue length storage is not based on peak traffic. The average number of vehicles and the peaking factor are used in the traffic calculations. Truck lengths and the number of trucks determine the cue length for storage. Realistic truck distribution and truck speeds were discussed. Safety preservation and cue length were discussed. Eastbound traffic and speed acceleration were also discussed. Posted speed limits and design speeds are used for turn lane calculations.

Bedrock Resources had issues regarding the right turn lane requirement. The completed traffic study warrants a right turn lane due to existing traffic speeds. The County will accept bids for contract work, which is under discussion with Public Works at this time. An expected time frame was discussed.

Bill Houghton, Dixie Lime and Stone, will contact Mrs. Rogers to discuss the traffic study issues.

Mr. Ginn moved to accept the requirements submitted in the completed traffic study. Mrs. Webb seconded the motion and the motion carried.

**NEW BUSINESS:**

**The Villages: Wal-Mart Supercenter- Major Development – Preliminary and Engineering Review**

Larry Wray and Guralp Dervis, CPH Engineers, Inc., were present and requesting preliminary and engineering approval to construct a Wal-Mart Supercenter. Engineering comments were discussed regarding the topography map, bicycle and golf cart parking, handicapped parking spaces, precast wall, engineering certification expiration, stub-out road, slopes/berms for the water retention area, future driveways, stormwater calculations, basin line vs. contour lines, prescriptive easement on CR 105, proposed curbing, existing driveway location, incoming/outgoing turn radii, adjacent property owners, stop signs, CR 105 right-of-way,

manhole maintenance, road alignment, fire flow calculations, and copies of all required regulatory agency permits. A sign bollard is used with the handicapped parking spaces to prevent vehicle overhang in a handicapped accessible route. A portion of the project property will be leased out to Murphy for a gas station. All driveways need curb cuts. A curbing issue with one of the adjacent property owners was discussed and will need to be addressed. An easement may be needed along CR 105 for manhole maintenance.

Attorney Neal excused herself at 3:05pm during the above discussion.

The right-of-way is encroaching on a private piece of property adjoining the project property at the southwest corner by C-466. Road dedication for both sides of CR 105 was discussed. Inlet maintenance was also discussed. An easement is needed or right-of-way needs to be dedicated to the County along CR 105. There will not be a 3-way stop on CR 105.

Attorney Neal returned at 3:15pm during the above discussion.

The intersection of CR 105 and Woodridge was discussed. The water supply for fire flow calculations was discussed. Staff comments were discussed regarding the setback requirements for the proposed liquor store from the existing school. The liquor store will be deeded out on a separate parcel to meet the required setbacks. An agreement will be created with the Villages prior to issuing any building permits. A preliminary building plan review has been done. Parking lot traffic in conjunction with the golf cart path was discussed. A traffic signal is currently located at CR 103 and C-466. There will be no signal on CR 105. The proposed handicapped parking is sufficient. Setback lines, labeling plans, owner information, vicinity map, turn radii, driveway connections, parking space widths, parking space percentages, loading/unloading zone dimensions, and usable truck wells were all discussed as part of staff comments. The loading zone spaces need to be increased. Because the Wal-Mart will have a liquor store, the property boundary distance from the lot containing the Wal-Mart to the existing school was discussed. In order to meet that code provision, an out parcel by C-466 will have to be deeded out. The landscape plan and buffer requirements were also discussed. Type "C" screening is required along the roadways.

Mr. Springstead moved to table the preliminary and engineering plans until December 12, 2005, in order for all concerns regarding the entrance, liquor store property boundaries, right-of-way for CR 105, and all staff comments to be addressed. Mrs. Keenum seconded the motion and the motion carried.

A recess was taken from 3:45pm until 3:55pm.

### **OLD BUSINESS:**

#### **ACMS – Major Development – Conceptual Review**

Charlie Dean-ACMS and David Springstead-Springstead Engineering were present and requesting conceptual approval to modify an existing conditional use permit for a landfill from Class III to Class I. The county's landfill regulations and requirements were discussed. The application for a Class I landfill is complete and can go forward to public hearing according to a sufficiency review that has been done. The need for a water retention area to the east of the cells for the landfill was discussed. The buffer requirements for the flood areas were discussed. Cell permeability and setback requirements from all residential units were discussed. Cell construction, liners, groundwater levels, and washouts were also discussed. Seismometer readings and geometric surface maps were discussed. All previous staff comments have been addressed. CR 529A is a stabilized road constructed of milled asphalt. Access concerns were

discussed regarding CR 529 and CR 529A. ACMS representatives have met with Public Works to discuss possible access from CR 529A. The county requires access be made from a paved road. Possible alternative access routes were discussed. Cell height was discussed. Fire Services had comments regarding the water supply with the current fire main being extended and having no potable water line. Fire flow and fire protection were discussed. Surrounding properties are upgradient. Proposed plans for litter and odor control were discussed. Odor control will be handled by applying daily cover on the fill and by removing odorous materials and isolating them. Material identification and perimeter dissipation were discussed. Masking with chemicals and fans to neutralize odors will also be utilized. Daily litter pickup by spotters will be done. Perimeter fencing will be installed to assist with litter control. Loads will be identified by spotters at tipping. All previous comments from Tetra-Tech have been addressed. Site suitability and specifics were discussed. All engineering comments have been addressed. Location and proposed traffic were discussed. Receiving out of county waste from perimeter counties was discussed. Surrounding county facilities were discussed. Tipping fee economics were discussed. Proposed traffic generation and traffic directions were discussed. Landfill costs vs. development costs was also discussed. Access issues will need to be further discussed between the applicant and Public Works. Geotechnical and hydrological information were discussed.

Attorney Neal excused herself at 4:25pm during the above discussion.

The review process and stages of approval were discussed. Construction phases need to be well managed and maintained. This project will have constant review. There is a third party quality assurance required. The DRC's function is for sufficiency review only. The conceptual level has met requirements and is satisfactory at this time. A topographical plan of the future site was requested. All zoning and land use needs to be addressed on the site plan.

Attorney Neal returned at 4:30pm during the above discussion.

Mrs. Webb moved to recommend approval of the Conditional Use Permit modification to the Zoning and Adjustment Board subject to all comments being addressed, all comments with Fire Services being addressed, and all access issues being addressed with Public Works. Mr. Parrett seconded the motion and the motion carried.

The next meeting is scheduled for December 12, 2005.

Meeting adjourned at 4:35pm.